

QUEENS REAL ESTATE

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UNFURNISHED APARTMENTS TO LET

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You Save \$600 a Year

By Owning Your Own Apartment

Usual Renting Plan

An up-to-date five-room apartment will cost, to rent, not less than \$125 per month, or \$1,500 per annum.

	Monthly	Yearly
1st Year	\$125	\$1,500
2nd Year	125	1,500
3rd Year	125	1,500
4th Year	125	1,500
5th Year	125	1,500
6th Year	125	1,500
7th Year	125	1,500
8th Year	125	1,500
9th Year	125	1,500
10th Year	125	1,500

Total amount paid in 10 yrs. \$15,000

Average monthly, \$125
As tenant you save nothing—only a collection of rent receipts.

Our Plan of Ownership

An initial payment of \$2,500 and monthly payments thereafter for seven years will give you Ownership of a new, five-room Garden Apartment.

	Monthly Estimated	Yearly
1st Year	\$136	\$1,632
2nd Year	133	1,596
3rd Year	130	1,560
4th Year	127	1,524
5th Year	124	1,488
6th Year	121	1,452
7th Year	115	1,382
8th Year	69	828
9th Year	69	828
10th Year	69	828

Initial Payment \$2,500

Total amount paid in 10 yrs. \$15,828
\$6,500 of this amount is saved and credited to ownership of a paid-up share in the building.
As Owner You Save \$600 Per Year.

JACKSON HEIGHTS GARDEN APARTMENTS

READY FOR OCCUPANCY *Sunshine In Every Room* 4, 5 and 6 ROOMS *Every Room an Outside Room*

Social and business references required.

The Queensboro Corporation

MANHATTAN OFFICE: 50 East 42nd St., Cor. Madison Ave.
JACKSON HEIGHTS OFFICE: Opp. 25th St. Subway Station
Telephone Murray Hill 7057 Telephone Newton 2361

To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station (office opposite station).
22 Minutes from 42nd Street.

Darwin R. James, President

American Chicle Co., Says:

"Manufacturers in Queens are suffering from a lack of moderate price houses for their employees. The great majority of their employees are compelled to travel back and forth, between Long Island City and their homes, in either Manhattan, The Bronx, Brooklyn or elsewhere.

Famine in Homes

In Long Island City

"We are sadly in need of modern, multi-family houses in Long Island City, which is within 8 to 14 minutes' ride (via the Queensboro subway) from the uptown business district of Manhattan, that radiates from the Grand Central Station. The construction of such houses in Long Island City would be an immense advantage not only to Queens, but to New York City as a whole."

Gentleman's Superb Home

Located on the finest residential street
Flushing, L. I.

A real home in grounds 100x250, extending from street to street. Shaded by stately trees and surrounded by shrubbery. The house is in first class condition; trim of hardwood; fixtures, the best; rooms, large and well lighted; heating system, hot water; abundant closet space; six porches screened and glazed.
First Floor—Foyer, living room, library, dining room, breakfast room, tiled kitchen, electric refrigerator plant, two pantries, store room, and lavatories. Second Floor—Six master's bedrooms and two tiled baths which include built-in showers. Third Floor—Card room, billiard room, two servants' rooms and bath. Cellar—in light and airy; contains laundry, wine cellar, store rooms and lavatory.
Outbuildings, consisting of a four-car garage—with hot water heating plant and rooms above which are easily convertible to chauffeur's quarters—and two small buildings.
Location—in Flushing, thirty minutes by motor or twenty minutes by train to the theatrical or shopping districts. The owner will consider selling some of the furnishings.
For terms and further information, HERMAN J. HAYES, 44 Broad Street Phone 2444 Broad New York City

Write for Booklet "E"

Sage Foundation Home Co.

Forest Hills Gardens

15 MINUTES FROM PENN. STATION.
A place for those who appreciate artistic surroundings.
A choice of houses and plots for sale.

41 West 44th St.
New York

Forest Hills
Long Island

BROOKLYN REAL ESTATE

BROOKLYN REAL ESTATE



Broadway Brighton Subway Now Running to Wall Street and Times Square
HERE'S YOUR CHANCE
Five minutes from Kings Highway Express Station. This \$35,000 corner residence on a plot 80x100, with two car garage; all modern conveniences; \$26,000. Terms to suit.

At Beautiful Parkway Gardens

With city improvements completed and no assessments. Twenty residences sold and occupied.

This \$21,000 residence on a plot 40x100, with two car garage; all modern improvements. \$16,500. Terms to suit.

Sales Agent on property today and every day (including Election Day) 9 A. M. to 6 P. M.

Office in Old Mansion—900 Kings Highway
BET. E. 9TH & E. 10TH STS.
Near Queens Island, Bklyn., N. Y.
Phone County Island 342.



QUEENS REAL ESTATE

A FEW LEFT

6-7-8 ROOM

NEW COLONIAL HOUSES

All Modern Improvements

Streets Fully Improved

\$11,500 to \$14,500

\$2,000 CASH

ABOUT \$60 PER MONTH WILL PAY CARRYING CHARGES.

Operators Associates, Inc.

Parsons Ave. and Hyacinth Place,
FLUSHING - NEW YORK CITY

STOP RIGHT HERE

6 to 14 rooms; all improvements.

\$6,000 TO \$35,000

See SEETH-MURRAY CO.

376 Fulton St., Jamaica, N. Y.

FLATBUSH—BROOKLYN

\$1,000 DOWN buys splendid 6-room modern house, brick or stone, half hour from N. Y. C. by Brighton subway station. 3 minutes to 10th St. Station. 299 Broadway, N. Y. Tel. 2449 North

COMPLETE HOME, ready for occupancy, 7 rooms, bath, steam heat, all improvements, elegantly decorated. \$6,000. 3 minutes to 10th St. Station. Thompson, 299 Broadway, N. Y. Tel. 2449 North

DOUGLAS MANOR

THE IDEAL suburban home on North Shore, 23 minutes Penn. Station; some bargain in houses and plots.

J. HART WELCH

Douglton. Phone Bayside 811.

SPRINGFIELD

"MAKE MONEY WITH SHAREHOLDERS" Buy Springfield, Queens County, New York City, lots for \$100 to \$200. Other bargains in houses and plots. W. H. SCHAEFERHORN, Opposite Station, Phone Springfield 1817.

FREEPORT

ATTRACTIVE OFFER—6 rooms, bath, picture heater, electricity, hot water, large poultry house, wonderful view from porch. \$1,000 cash. \$2,000 other. Van Ness, North of 10th St. Wm. H. Van Ness, North of 10th St. Tel. 395 N.

BABYLON

FOR SALE

HOUSES with all modern improvements, ready for immediate occupancy. Commuting distance. Prices \$100 and upward. Terms to suit. Unjohn & DeKay, Phone 15 Babylon.

ROCKVILLE CENTRE

SACRIFICE—13 beautiful homes and bungalows, all modern improvements; 5 minutes from Long Beach; 6 minutes from station. Price \$15,000 to \$18,000. Reasonable terms. SOUTH SHORE ESTATES, Rockville Centre, L. I.

NORTHPORT

Three attractive modern front porch properties, with or without acreage; homes of comfort and refinement; conveniently located. For immediate sale. \$15,000 to \$20,000. EDWIN N. ROWLEY, Northport, L. I., or 41 West 44th St., New York City.

ADIRONDACK CAMPS—CAMPSITES—ESTATES

Adirondack Park, New York

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Holbrook Hall

145 West 55th Street

Semi-housekeeping Apartment Hotel

APARTMENTS consisting of large foyer, living room, bedroom, kitchenette and bath cost \$12,900 to purchase. These apartments rent for \$2,000

The cost, therefore, is the equivalent of only six years' rent and you

Own Your Apartment

Interest on your investment at the rate of 6% per annum . . . \$720

SAVING per year \$1,280

Choose apartments of varying sizes are still available

OCCUPANCY ABOUT FEB. 1st, 1921

For Floor Plans and Details apply to

Fred T. Ley & Company

Incorporated

19 W. 44th Street

Phone: Vanderbilt 2888

Co-operative Buildings

Large Rooms, With Kitchen and Bath. Just Completed, \$125 and up.

46 RIVERSIDE DRIVE

S. E. Cor. 77th St.

Representative on premises.

LONG ISLAND REAL ESTATE

YOUR OPPORTUNITY

Given \$2000 Away

As Described Below

4 Modern Colonial Houses

All Must Be Sold Sunday

1044 beautiful detached white shingled Colonial House on Oakmead Drive, containing living room with open fireplace, dining room, center hall, sunny dining room, butler's pantry and kitchen with brown closets, etc. Second floor contains four bedrooms, tiled bath and stairway leading to attic.

IMPROVEMENTS—Every modern improvement such as steam heat, double floor, electric lights, high-class plumbing, open fireplace.

These houses were built to sell for \$10,000 each.

OUR ADVERTISING PLAN

In order to get purchasers on the ground early, we are going to give the first purchaser of the house adjoining the above photograph a reduction of \$2,000. That will bring the price down to \$8,000. We will take \$2,000 cash and the balance on mortgage on mortgage.

So come early.

These houses were built under the supervision of a capable architect.

LARGE PLOTS—Some run through entire block giving two street frontages.

BALDWIN IS 40 MINUTES OUT—High schools, stores, churches, bathing, fishing.

HOW TO REACH HOUSES—Take Long Island Railroad to Baldwin, L. I. Cross railroad track and walk one block up Grand Avenue to Baldwin Avenue, turn to left one block to Oakmead Drive. Representative on property for further details.

Don't forget corner of Baldwin Avenue and Oakmead Drive, Baldwin, L. I.

ROSS, Real Estate Agent

551 Nostrand Ave., Brooklyn

Tel. Lafayette 68

HUNTINGTON, LONG ISLAND WATER VIEW

midway between Huntington village and Babylon, this home commands a wonderful view of Bay, hills and sea. Shingle house of 8 spacious rooms, all modern improvements. 3 bedrooms, 2 bathrooms, 2 car garage, plot 70x243, nice lawn, shrubbery, spruce and pine trees, \$17,500. Terms attractive.

Mrs. F. G. ROSENTHAL,

Box 281,

Phone 456—Huntington, L. I.

NORTH SHORE LONG ISLAND

The "Wheatley Hills Real Estate Co." REAL ESTATE BROKERS

65 Liberty St., Tel. 4637, N. Y.

OWNER'S SACRIFICE

Beautiful house, having 4 large rooms, bath, laundry and pantry, all improvements, gas and electric light, large porch, and sound proof construction. Vapor heating, elevator service, magnificent view of surrounding country from broken view of surrounding country from roof garden; ideal surroundings, even side lawns, large trees; private garage exclusively for tenants; conveniently situated to D. L. & W. R. R. and Hudson tubes; 35 minutes to Cortlandt St. and 40 minutes to 34th St.

NEW YORK STATE REAL ESTATE

A Bargain!

The owner, going to France to live, will sell for \$15,000 his home at Nyack-on-the-Hudson, near river, club and station; 10 rooms, 2 baths, hot water heat, oak floors, beautiful corner plot of 1000 mts, cottage garage and great trees; select environment; good terms to right buyer. Howard Goldsmith, 63 Park Road, telephone 239, Nyack, N. Y.

Most Beautiful House on UNIVERSITY HEIGHTS

Just Completed

2460-2470

1 Block North of Fordham Road

4-5 LARGE ROOMS

Every conceivable improvement

Opposite Beautiful Park

Every room permanently light

3 minutes' walk from Fordham Road Station of Jerome Ave. Subway and 6th and 10th Ave.

University Heights Station N. Y. C. R. R., Putnam Division.

Moderate Rentals. Agent on Premises.

A FEW REMAINING APARTMENTS

Four Rooms and Bath. . . \$135

Five Rooms and Bath. . . \$165

OFFERED TO DESIRABLE TENANTS November and December, lease closing now in order to complete decorations and selected all rooms light and airy; fire and sound proof construction; vapor heating; elevator service; magnificent view of surrounding country from broken view of surrounding country from roof garden; ideal surroundings, even side lawns, large trees; private garage exclusively for tenants; conveniently situated to D. L. & W. R. R. and Hudson tubes; 35 minutes to Cortlandt St. and 40 minutes to 34th St.

RIDGEWOOD CO.

74 South Munn Ave. East Orange, N. J.

Inquire on Premises or Phone

Orange 4209 or Orange 355

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910 Fifth Avenue

North Side of 72nd St.

READY DECEMBER FIRST

BEAUTIFULLY situated new twelve-story apartment with 162 ft. of southern exposure. Covered entrance driveway. Five open fire places in each apartment.

Designed and Constructed by

FRED F. FRENCH COMPANY

Duplex Apartments Simplex Apartments

15-18 Rooms, 5-7 Baths 15 Rooms, 5 Baths

Revised Schedule of Rents—\$15,000 to \$30,000

Renting Agent Now on Premises

Douglas L. Elliman & Co., Agents

Bet. 5th & Madison Ave. 15 East 49th Street Phone Plaza 9300

YOUR ROAD TO HAPPINESS

Home, the foundation of contentment.

Obtain a permanent home by

Making a safe investment on a sound and

Economical co-operative plan.

Invest 4 to 5 years' rent; one-third down and balance in eight equal quarterly payments.

620 WEST 116th ST.

Just East of Riverside Drive.

431 RIVERSIDE DRIVE

Corner of 115th St. 7 and 8 Rooms.

Apply on Premises

EARLE & CALHOUN

212 WEST 72nd Street. Tel. Columbus 5116

NEW

812 Riverside Drive

NEAR 158TH STREET

LARGE ROOMS FINEST CONSTRUCTION

WONDERFUL OUTLOOK

3-4-5 and 6 Rooms

ELEVATOR APARTMENT

NORMAN DENZER

Managing Agent; Representative on premises.

3807 BROADWAY AT 159TH ST.

NEW AND UP TO DATE ELEVATOR APARTMENTS

IMMEDIATE POSSESSION

Just Completed

RIVERSIDE DRIVE

Northeast corner 146.

REPRESENTATIVE ON PREMISE